



33 Dorchester Drive, Muxton.

Offers in the region of **£480,000**

This spacious, 5 Bedroom, detached family home is situated in a sought-after location within a popular residential development and has been meticulously maintained and updated by the current owners over the last 22 years. Benefitting from no fewer than 4 reception rooms, a separate Study, a large wrap around plot and a Detached Double Garage, there is also ample storage space throughout and plenty of driveway parking.

Briefly comprising Entrance Hallway, Breakfast Kitchen, Utility Room, 16ft Lounge, Dining Room, Conservatory, Family Room, Downstairs W.C., Study, 5 Bedrooms (Bedroom 5 currently offering a Stannah homelift to/from the Study), Master En-suite and Family Bathroom (with bath and separate shower), externally there are well established gardens to the front and rear. Improvements such as enhanced cavity wall insulation, a modern gas C.H. boiler, replaced guttering and uPVC fascias, a fabulous electric sun awning and recently fitted windows and doors all contribute to the a feeling of reassurance that no stone has been left unturned! No Upward Chain! Council Tax Band E. EPC Rating C.

33 Dorchester Drive Muxton Telford Shropshire

Property entered via

uPVC door under storm porch into

Entrance Hallway 12' 3" x 9' 3" (3.73m x 2.82m) (max)

Two useful built-in storage cupboards.

Breakfast Kitchen 11' 6" x 11' 1" (3.50m x 3.38m)

Door to built-in pantry cupboard.

Utility Room 9' 1" x 5' 0" (2.77m x 1.52m)

Part-glazed uPVC door to rear garden.

Lounge 16' 6" x 12' 10" (5.03m x 3.91m) (min plus bay)

Dining Room 13' 6" x 8' 11" (4.11m x 2.72m)

Conservatory 9' 10" x 9' 6" (2.99m x 2.89m)

Double uPVC fully glazed doors to the rear garden.

Family Room 9' 8" x 9' 4" (2.94m x 2.84m)

Fully glazed sliding uPVC doors to the rear garden.

Study 9' 7" x 7' 0" (2.92m x 2.13m) (min plus bay)

Lift access to the first floor.

Downstairs W.C. 6' 0" x 4' 4" (1.83m x 1.32m)

Upstairs to

galleried first floor landing which provides access to all Bedrooms and Family Bathroom. Door to built-in airing cupboard.

Master Bedroom 12' 4" x 10' 11" (3.76m x 3.32m) (min plus wardrobes)

A range of fitted wardrobes.

Master En-suite 9' 3" x 5' 6" (2.82m x 1.68m)

Bedroom 2 12' 1" x 9' 6" (3.68m x 2.89m) (min)

With fitted wardrobes.

Bedroom 3 11' 10" x 9' 0" (3.60m x 2.74m)

Bedroom 4 11' 10" x 9' 9" (3.60m x 2.97m)

Currently accessed via Bedroom 5 but separate access may be easily re-instated by the buyer(s).

Bedroom 5 9' 9" x 9' 2" (2.97m x 2.79m)

Lift access to the ground floor.

Family Bathroom 8' 3" x 6' 5" (2.51m x 1.95m)

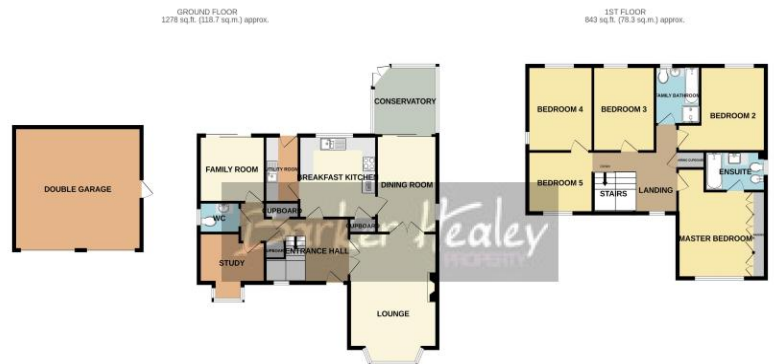
Detached Double Garage 18' 7" x 17' 5" (5.66m x 5.30m)

Two up and over doors to the front and pedestrian door to the side. Electric lighting and power.

Externally

To the front is a lawned garden interspersed with shrubs and trees with a low level hedge to one side. An Indian stone paved pathway leads to and from the front door to a pedestrian gate at the side which allows access to the rear garden. A double width tarmac driveway lies directly in front of the Detached Double Garage and provides parking for several vehicles.

To the rear is an enclosed garden offering a multitude of terrains. An Indian stone paved patio lies closest to the house with a pathway to the side door of the Garage. A large electric sun awning extends fully providing shade over the patio, if desired. One half of the garden is laid to lawn with borders to the perimeter containing a selection of mature plants and shrubs. The other half consists of well stocked borders which flank a shaded area with paved pathway leading to a secluded patio with pergola. Outside water tap and electric lighting.



TOTAL FLOOR AREA: 2120 sq. ft. (197.0 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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PROPERTY



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